



CITY OF ROANOKE OFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
Roanoke, Virginia 24011-1591
Telephone: (540) 853-2333
Fax: (540) 853-1138
City Web: www.roanokeva.gov

December 5, 2005

Honorable C. Nelson Harris, Mayor
Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Sherman P. Lea, Council Member
Honorable Brenda L. McDaniel, Council Member
Honorable Brian J. Wishneff, Council Member

Mayor Harris and Members of City Council:

Subject: Revised Zoning Ordinance and
Official Zoning Map

Background:

City Council held its public hearing on Monday, November 21, 2005, on the proposed zoning ordinance and accompanying zoning map, as recommended by the Planning Commission. At the conclusion of the public hearing, the matter was tabled to the December 5 City Council meeting and staff was requested to review the public comments and provide a response to each issue raised.

City Council was subsequently provided a list of issues, including staff positions for review and consideration. Each City Council member has provided reactions to the citizen comments and staff positions on those issues.

Considerations:

Based on the comments received, there was support for making the following two changes to the Official Zoning Map:

- (1) Designate the Hylton properties on Orange Avenue, N.E. (Tax Nos. 7130102, 7130103, and 7130116) as CLS, Commercial-Large Site District.

- (2) Designate two properties (Tax Nos. 3130805 and 3130901) located at the intersection of Liberty Road and Plantation Road to CG, Commercial-General District. Note that Tax No. 3130805 is subject to proffered conditions associated with a rezoning initiated by the owner, so it will have a "CG – conditional" designation. As with other conditional rezonings, the conditions will remain in effect, regardless of the new zoning designation.

The following additional map changes as recommended by staff and supported by the responses from City Council, include the following:

- Windsor Lake (Tax Map No. 5110104) remapped as ROS
- Sewell Lane, S.W. (Tax Map No. 1360137) remapped as ROS
- First Church of the Nazarene (Tax Map Nos. 4122509, 4122510, 4122511, 4122512, 4122514, and 4122515) remapped as IN
- Grandin Court Baptist Church (Tax Map Nos. 1561028, 1561301, 1561315, and 1561317) remapped as IN
- Loudon Avenue Christian Church (Tax Map No. 2112104) remapped a IN
- 2903 Peters Creek Road (Tax Map Nos. 6410105 and 6410106) remapped as CLS, conditional
- Gilford Road, N.W. (Tax Map Nos. 6110414 and 6110436) remapped as RM-2
- 1506 Edmund Road, N.E. (Tax Map Nos. 3210621, 3210622, 3210623, 3210624, and 3210625) remapped as RM-1

Also, responses indicated support for changes to the AD, Airport Development District. Five uses permitted by special exception in the AD District have been recommended for change to permitted by right, and other permitted uses in the district have been added in response to the concerns about the AD district. The AD purpose statement has been revised, the definition of financial institution has been revised to include support services, and the definition of large-scale general or professional offices has been changed to require a minimum of 10,000 square feet rather than 20,000. Specifically, the following uses have been added to the list of permitted uses in the AD District:

- Financial institution
- Laboratory, dental, medical or optical
- Building supplies and materials, retail
- Building supplies and materials, wholesale
- Commercial printing establishment
- Mini-warehouse, subject to Sec. 36.2-415
- Educational facilities, Business school or non-industrial trade school
- Educational facilities, Industrial trade school

- Government offices or other government facilities
- Parking lot facility

The following additional changes are proposed:

- Sec. 36.2-410(b) - Maximum height of fences on residential corner lots
- Table 312-1 - Clarification of density application in RM-1
- Sec. 36.2-340, Use Matrix - Addition of Office, general or professional, large scale as a permitted use in INPUD and MXPUD
- Table 668-1 - Permit electronic readerboards in CG District, limited to 22 square feet in sign area
- Sec. 36.2-662 - Revision of definition of "temporary sign" to allow attachment to an existing freestanding sign structure

These changes to the text and map are reflected in the enclosed Zoning Ordinance and Official Zoning Map, dated December 5, 2005.

Recommended Action:

Approve the Zoning Ordinance and Official Zoning Map, dated December 5, 2005.

Respectfully submitted,



Darlene L. Burcham
City Manager

Encl.

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Rolanda B. Russell, Assistant City Manager for Community Development
Brian Townsend, Director of Planning, Building and Economic Development

NOTICE

Attachments to the City Planning Commission reports for the new Zoning Ordinance are too large to scan and may be reviewed at the Office of the City Clerk, and the Department of Planning Building and Development, 215 Church Avenue, S.W., or online at **www.roanokeva.gov**; **“What’s New”, “Zoning Ordinance Public Hearings / Draft Ordinance”**.